



# Town Hall Meeting

## GMHS Campus Process

Wednesday, March 30, 2016

Mary Ellen Henderson Middle School



# Joint Planning Process



## Why do we need a new or renovated high school?

- GM is at capacity today; MEH will be soon
- GM was built in 1954; many systems are outdated
  - HVAC is failing
  - Needs a new roof
  - Needs upgraded wiring for the modern world
  - Half the size it needs to be for future enrollment
- Poor ADA mobility around the building
- Needs upgraded safety features (intercom, door controls, and central enter and exit point)



# Process to Date



## **February 2014: Process Planning Committee**

Appointed by City Council and School Board to develop a road map for the planning process for the GM/MEH campus

## **June 2014: Steering Committee**

Appointed by City Council and School Board to oversee the Planning Process

**These two Committees met regularly (15 Meetings over 12 Months) from February 2014 through February 2015.**

# Steps Leading up to Issuance of a PPEA Request For Proposals

- **Steering Committee Work:**
  - Outreach to neighboring property owners and Fairfax County
  - September 2014: RTKL Test Fit of the Campus
  - October 2014: Urban Land Institute Study of the Campus
- **March 2015: Unsolicited Proposal Received**
- **May 2015: Unsolicited Proposal Returned;**
  - Current PPEA Procurement Process started
  - Process schedule adopted by City Council & School Board
- **School Campus Vision Process**
  - Vision Report presented on July 7, 2015
- **Phase I RFP issued July 27, 2015**
  - 2 responses received October 30, 2015

# Request for Proposals

- **July 27, 2015 City Council and School Board Jointly Issued an RFP for Conceptual Proposals**
- **October 30, 2015 Two Proposals were Received**
  - Mason Greens
  - Edgemoor
- **Proposals have been under review with assistance from a consultant team**
  - Davenport (Financial Modeling)
  - Tischler Bise (Fiscal Impact Analysis)
  - Troutman Sanders (Legal Counsel)
  - Arcadis (School Program)
  - Savills-Studley (Commercial Real Estate Advisory Services)

# **“Phase I” RFP goals:**

- A. Replace or renovate the existing George Mason High School and expand the existing Mary Ellen Henderson Middle School.**
- B. Redevelop up to 10.38 acres of the Parcels for commercial uses that will benefit the City and its residents, and that will encourage economic development in the western part of the City.**
- C. Maximize the short- and long-term economic benefit of the redeveloped portion of the Parcels to help fund the capital costs of the new and expanded school facilities.**
- D. Maximize competition among potential Proposers for the Project.**

# Request for Detailed Proposals

## Tentative Target Dates

### April 11<sup>th</sup>, 2016

1. City Council consideration of issuance of the Phase II “Request for Detailed Proposals.”

### April 12<sup>th</sup>, 2016

2. School Board consideration of issuance of the Phase II “Request for Detailed Proposals”.

If approved by both CC and SB the RFDP will be issued in April.

*Detailed Proposals Due Summer, 2016*

# What is the Request for “Detailed” Proposals?

- Phase II of a two step procurement process
- Directed only to the two original respondents
- City provides additional direction:
  - Preferred terms
  - Maximum School costs
- Proposers provide more detail to their original proposal, based on their further study, and City direction
- PPEA Requires a public hearing



# Current Schedule

- July 30, 2015: Issue “Phase 1” Conceptual RFP**
- Oct 30, 2015: Conceptual Proposal submission deadline**
- April, 2016 Issue “Phase 2” RFP for Detailed Proposals**
- Spring-Summer 2016**
  - Detailed Proposal submission deadline**
  - Public Hearing on Detailed Proposals**
  - Selection of preferred Proposer**
  - Negotiate Comprehensive Agreement key terms**
- Nov 2016: Bond referendum**
- Nov 2016: Finalize Comprehensive Agreement**
- Dec 2016: Notice to proceed**
- Fall 2019: Target completion date for new school facilities**

# Background

Steps leading up to consideration of Phase II RFDP

# Steering Committee Task 1: “Space Fit” Analysis



**Is 70% of the land enough to accommodate a high school for 1500 students? Yes, there are at least several options.**





**Where might commercial development be located? Again, there are several options.**



# Steering Committee Task 2: Outreach to Surrounding Stakeholders



# Steering Committee Task 3: ULI Study

Urban Land Institute TAP study in mid-October 2014 to study the feasibility and potential for commercial development. ULI affirmed the potential value of the site.



# Steering Committee Task 4: School Vision

Broad Community Engagement Through Community Visioning

1. Community-Wide Visioning June 6<sup>th</sup>, 2015

Stakeholder Meetings June 22-23, 2015

Online Feedback Forms

2. School of the Future Visioning October 17<sup>th</sup>, 2015

Online Feedback Forms

In-put Meetings with Teachers, Staff and Students.



# GM/MEH Campus Community Outreach Report

- July 7<sup>th</sup>, 2015

Oral Report at a Joint Meeting

- July 17<sup>th</sup>, 2015

Written Report was Made Available on the Web

- November, 2015

Written Report available on the web and distributed for School of the Future Visioning.

# Over 200 Participants

- City Council
- School Board
- City and School Employees
- School Committees/ Organizations
- City Committees/ Organizations
- Parents
- Residents
- Fairfax County
- WMATA
- Virginia Tech



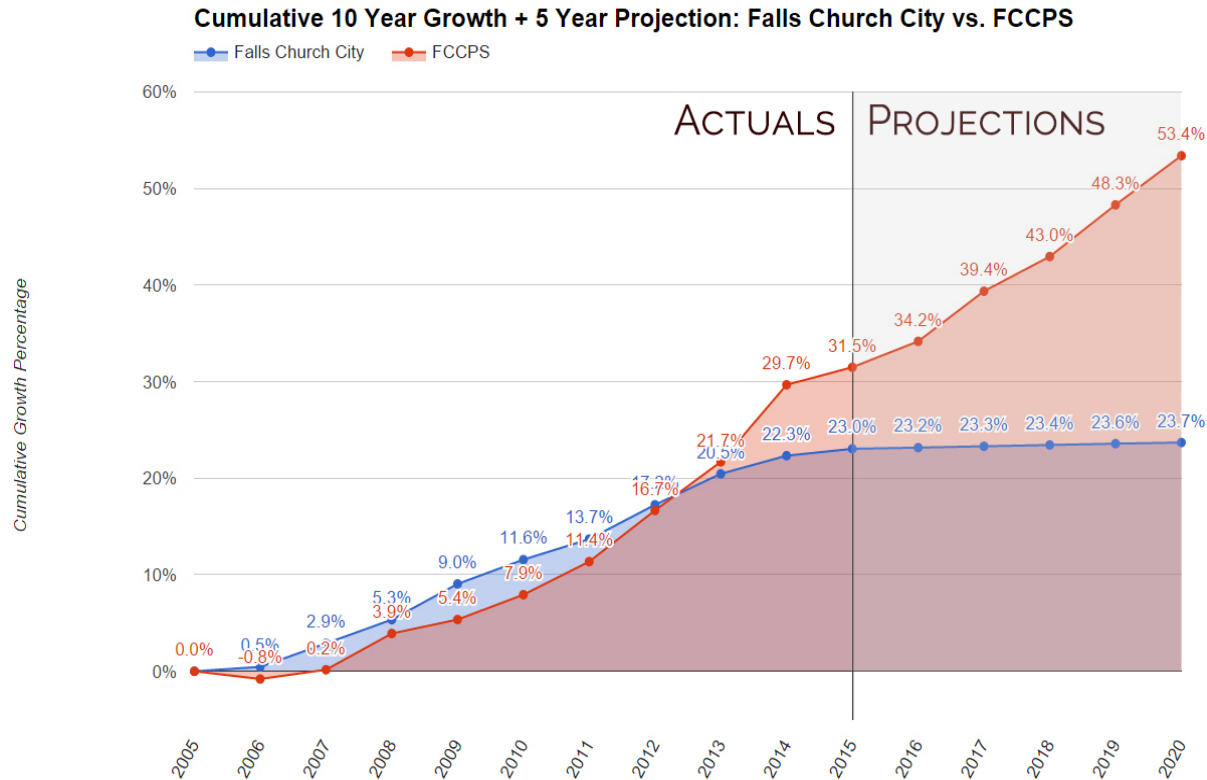
# Gathered Community Thoughts on...

- School Design (Massing and Height)
- Landscape and Sustainability
- Site Access and Circulation
- Middle School Expansion Approach
- Adjacent Development

# Building or Expanding for 1,500 Students

- Natural Growth Projections are calculated annually by the Weldon Cooper Center in UVA
- We work with City Staff to coordinate any economic development which will have some student enrollment

# Natural Growth Trend for FCCPS



Source: UVA - Weldon Cooper Center for Public Service

# Strategic Considerations

# City Estimated Cost for School Program

- \$105 Million for New GMHS, Expanded MEHMS
- \$ 7 Million for equipment, furnishings, and fixtures
- **\$112 Million total cost**

# What is Included in this Cost Estimate?

- GM 303,000 square feet of instructional spaces
- MEH Expansion 16,770 square feet of space
- 750 Seat Auditorium
- Theater Scene Shop and Workroom
- Black Box Stage for Theater      Arts
- Kiln Room
- 4 Art Performance and Design Labs
- 2 Project Based Learning Labs
- Media Center



# What is Included in this Cost Estimate?

- 2<sup>nd</sup> Turf Field
- Community Gym with Elevated Running Surface
- Competition Gym
- Training Room
- Life Skills Transition Center
- Special Education Sensory Room
- Dining/ Community Commons Area
- Senior Courtyard
- Central Office Relocation
- LEED Silver Certification
- 1,500 Student Population High School

# What is not included in this Cost Estimate?

- Swimming Pool
- 1,500 Seat Auditorium (Now 750)

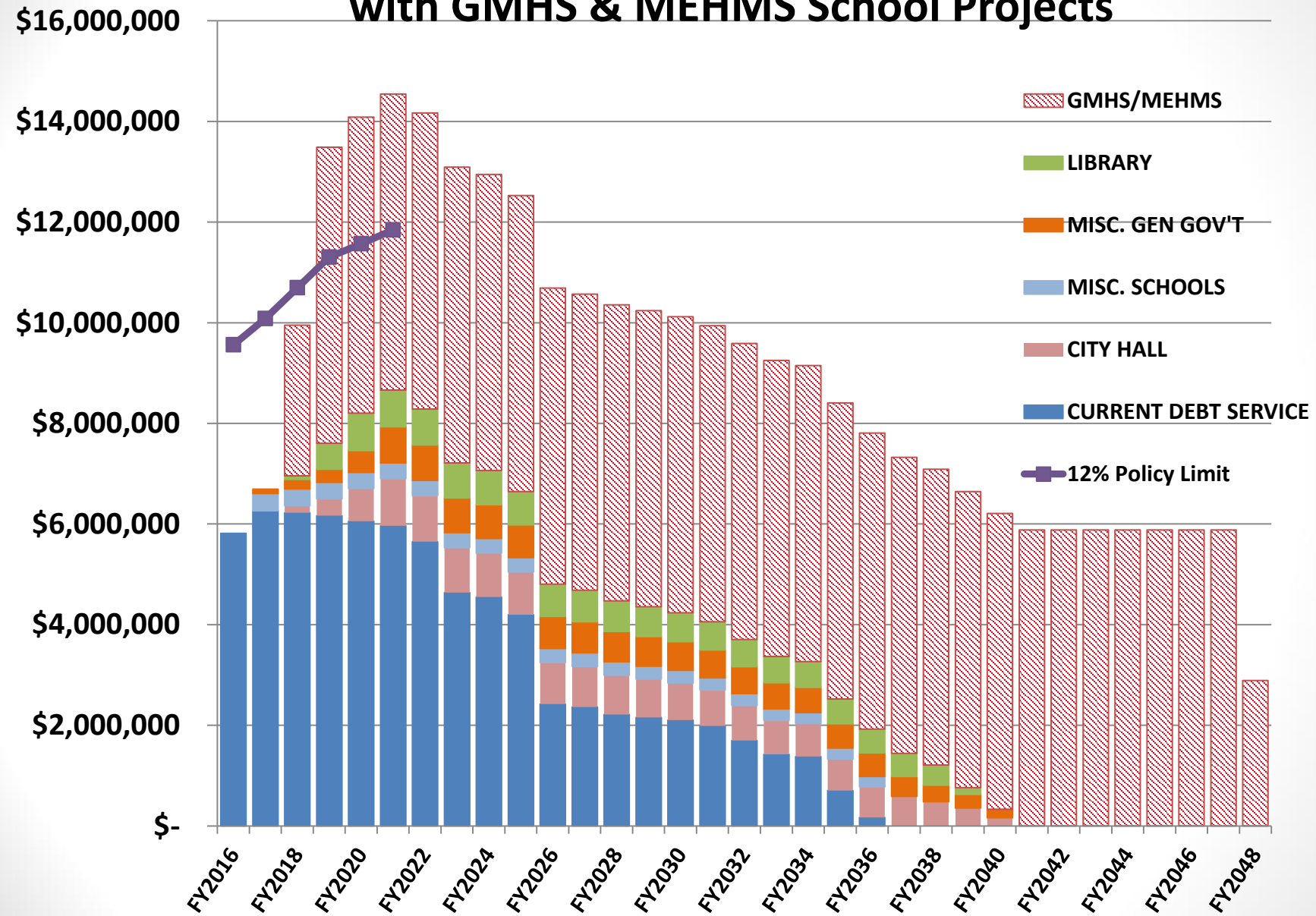
To Be Determined

Sustainability and Energy Conservation  
Above and/or Beyond LEED Silver

# Debt Service Costs

- Current Debt Service: \$6 million per year
- Estimates for GMHS and MEHM Project:
  - \$6 million per year
  - 4% interest
  - 30 year debt
  - Level Debt Service
- 15 Cent Estimated Impact on the Tax Rate
  - Assumes no land exchange or economic development
  - The purpose of exploring a public private partnership for development of a portion of the school site is to lower this impact.

# Annual Debt Service Projection with GMHS & MEHMS School Projects



# How Much Can Development on Site reduce School Cost?

ULI Study Concluded:

1/2 to 2/3rds of school cost could be covered through land exchange plus taxes from development on the school site.

City consultants have modelled similar scenarios where this result is **possible**.

City RE Tax Increase will be required to pay for remainder. Estimated at 5 cents or more on the RE Tax Rate.

If voters approve referendum, City would increase RE Tax in FY18 before issuance of bonds to build up capital reserves.

# Economic Value of City Land

Value of land is dependent upon density, uses, and structure of transaction

Assumptions: Approx. 1,000,000 square feet of development

Mixed Use Development

Significant residential

Retail, Hotel, Office, Age Restricted Housing

On 6 to 10 acres of site

Value Range: \$37 to \$43 Million estimate by ULI & consultants

Payments may be spread over multiple years

Possibly a phased development

Possibly structured as land lease or land sale

# Summary

- Estimated School Cost: \$112 million
  - New GMHS, expanded MEHMS
  - Includes School Program requirements
  - Does not include a pool
- Public Private Partnership
  - 6 to 10 acres for commercial development
  - Current market calls for mixed use development
    - Hotel, retail, office, and significant residential component
  - City estimates are that P3 could reduce tax payer costs by 1/2 to 2/3 for GMHS and MEHMS, but not eliminate them entirely.

# Comments, Questions and Input

For more information:

<http://www.fallschurchva.gov/CampusRedevelopment>

Send comments to:

[cityclerk@fallschurchva.gov](mailto:cityclerk@fallschurchva.gov)